

2.       **2008SP-017U-08**  
          Meharry Boulevard Coffee Shop  
          Map: 092-03       Parcel: 055  
          Subarea 8  
          Council District 19 –Erica Gilmore

A request to change approximately 0.2 acres located at 2110 Meharry Boulevard, approximately 255 feet west of 21st Ave. North from RM20 to SP-C zoning and for final site plan, to a coffee house and other limited uses specified in the plan, requested by Glenn and Chandra Jamison, owners.

**Staff Recommendation: Approve with conditions**

**APPLICANT REQUEST** - A request to change approximately 0.2 acres located at 2110 Meharry Boulevard, approximately 255 feet west of 21<sup>st</sup> Ave. North from Multi-Family Residential (RM20) to Specific Plan Commercial (SP-C) zoning and for final site plan, to a coffee house and other limited uses specified in the plan.

**Existing Zoning**

RM20 District - RM20 is intended for single-family, duplex, and multi-family dwellings at a density of 20 dwelling units per acre.

**Proposed Zoning**

SP-C District - Specific Plan-Commercial is a zoning District category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan. This Specific Plan includes commercial uses.

**NORTH NASHVILLE COMMUNITY PLAN**

**Structure Policy**

**Major Institutional (MI)** MI is intended to apply to existing areas with major institutional activities that are to be conserved, and to planned major institutional areas, including expansions of existing areas and new locations. Examples of appropriate uses include colleges and universities, major health care facilities and other large scale community services that do not pose a safety threat to the surrounding neighborhood. Ancillary uses may include small scale convenience services supported mainly by the primary institutional activity. On sites for which there is no endorsed campus or master plan, an Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in this policy area.

**Detailed Policy Institutional (INS)** INS is intended for major institutions such as colleges, universities, and hospital complexes.

**Consistent with Policy?** Yes. The proposed SP is consistent with the area's policies.

**PLAN DETAILS**

**History** This request was originally filed for Commercial Limited (2008Z-019U-08), and the Planning Commission recommended that Council disapprove the request at its February 28, 2008, meeting. An SP was drafted and approved on 2nd reading at Council and referred back to the Commission for review and approval. There will be no public hearing for this request.

**Site Plan** This SP does not have an actual building plan but consists of a document that stipulates allowed and prohibited uses, and specifies standards for access, parking, buffering, signage as well as building additions and new construction regulates uses, and provides standards for development on the property. The primary goal of the document is to allow an existing residence to be converted into a coffee shop.

**Uses** The SP allows for single-family and two-family residential, coffee shop, small scale retail and convenience, general and medical office. It explicitly prohibits automobile convenience, automobile parking, automobile repair, automobile sales (used or new), car wash, bar or nightclub, custom assembly, donation center drop-off, funeral home, furniture store, hotel, motel, kennel/stable, liquor sales, major appliance repair, mobile storage unit, mobile vendor, restaurant (fast food), restaurant (take out), self-

service storage, wrecker services, all communication, industrial, transportation, waste management, recreation and entertainment, and other uses listed in Metro Zoning Codes District Land Use Table (Section 17.08.030).

**Access and Parking** Access and parking are restricted to the rear of the lot. Access is to be provided from the alley, and no vehicular access shall be allowed from Meharry Boulevard. Any parking area must not be visible from Meharry Boulevard and must either be provided directly behind the building or blocked from view by landscaping or other architectural elements.

**Buffering** To ensure that adjacent residences are not negatively impacted the SP requires that a buffer be provided along the property boundary adjacent to all residential uses. It specifically requires that any parking be buffered by a solid fence of at least six feet in height. It further stipulates that the fence shall be constructed of wood, brick or stone, and that no vinyl or barbed wire fence is allowed.

**Signage** The SP limits signage to one wall mounted sign or one free standing sign. Any wall mounted sign is limited to 12 square feet in size, and any free standing sign is limited to three feet in height, and eight square feet in size.

**Additions** The SP allows for additions that are generally in keeping with the existing building and existing building types in the immediate area. All additions must be approved by the Planning Department. The document specifies the following requirements for additions:

1. Additions shall generally be situated at the rear, and constructed in such a way that it will not disturb either front or side facades with the exception that the front porch may be expanded to allow for additional room for outside seating. The expansion shall not be covered.
2. Additions shall not enclose front porches.
3. Additions shall use same or similar exterior building materials as present on existing buildings.
4. Additions shall not exceed three stories in height.
5. Additions shall not increase the building foot print over 25% of the total building area.

**New Construction** The SP allows for new construction that is generally in keeping with the existing building types in the immediate area. All new construction must be approved by the Planning Department. The document specifies the following requirements for new construction:

1. Foot print shall not exceed 25% of the total lot area.
2. No structure shall exceed three stories in height.
3. The front yard setback shall be a minimum of five feet and a maximum of ten feet.
4. Buildings shall be clad with brick, stone or stucco. Other material such as clapboard, cement fiber or other similar materials may be used for accents and on gables.

#### **Typical Uses in Existing Zoning District: RM20**

| Land Use (ITE Code)             | Acres | Density | Total Units | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|---------------------------------|-------|---------|-------------|-----------------------|--------------|--------------|
| Residential Condo/Townhome(230) | 0.2   | 20      | 4           | 33                    | 3            | 4            |

#### **Typical Uses in Proposed Zoning District: CL**

| Land Use (ITE Code)            | Acres | FAR  | Total Square Feet | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|--------------------------------|-------|------|-------------------|-----------------------|--------------|--------------|
| Specialty Retail Center (814 ) | 0.2   | 0.13 | 1,132             | 87                    | 9            | 25           |

#### **Maximum Uses in Proposed Zoning District: CL**

| Land Use (ITE Code)     | Acres | FAR | Total Square Feet | Daily Trips (weekday) | AM Peak Hour | PM Peak Hour |
|-------------------------|-------|-----|-------------------|-----------------------|--------------|--------------|
| Specialty retail center | 0.2   | 0.6 | 5,227             | 262                   | 12           | 35           |

|        |  |  |  |  |  |  |
|--------|--|--|--|--|--|--|
| (814 ) |  |  |  |  |  |  |
|--------|--|--|--|--|--|--|

**Change in Traffic Between Typical Uses in Existing and Proposed Zoning District**

| Land Use<br>(ITE Code) | Acres | -- |        | Daily Trips<br>(weekday) | AM Peak<br>Hour | PM Peak<br>Hour |
|------------------------|-------|----|--------|--------------------------|-----------------|-----------------|
| --                     |       |    | +4,095 | +54                      | +6              | +21             |

**STAFF RECOMMENDATION** Staff recommends that the SP be approved. The proposed SP meets the area's land use policies and adequately protects the adjacent residential areas by limiting uses and ensuring that the development will be in keeping with surrounding buildings.

**CONDITIONS**

1. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. Minor changes or deviations from the SP document may be approved by the Planning Commission, but significant deviation from the approved SP may require reapproval by the Planning Commission and Metro Council.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district as of the date of the applicable request or application.

Approved with conditions, (10-0) **Consent Agenda**

**Resolution No. RS2008-115**

"BE IT RESOLVED by The Metropolitan Planning Commission that 2008SP-017U-08 is **APPROVED WITH CONDITIONS. (10-0)**

**Conditions of Approval:**

1. The SP final site plan as approved by the Planning Commission will be used to determine compliance, both in the issuance of permits for construction and field inspection. Minor changes or deviations from the SP document may be approved by the Planning Commission, but significant deviation from the approved SP may require reapproval by the Planning Commission and Metro Council.
2. For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of Commission or Council approval, the property shall be subject to the standards, regulations and requirements of the MUN zoning district as of the date of the applicable request or application.

**The proposed SP-C district is consistent with the North Nashville Community Plan's area Institutional in Major Institutional policies."**